

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	19			
Program Progress:							
% of Funds Committed	100.00 %	98.74 %	1	96.45 %	100	100	
% of Funds Disbursed	100.00 %	92.11 %	1	87.93 %	100	100	
Leveraging Ratio for Rental Activities	0.71	7.89	19	4.73	12	13	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	95.06 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.24 %	73.98 %	2	70.15 %	85	80	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.64 %	82.03 %	8	80.67 %	59	55	
% of 0-30% AMI Renters to All Renters***	70.72 %	50.63 %	2	45.30 %	92	88	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.90 %	97.38 %	11	95.32 %	51	50	
Overall Ranking:			In State:	7 / 19	Nationally:	78	78
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,206	\$26,930		\$26,635	181 Units	18.40 %	
Homebuyer Unit	\$21,009	\$16,153		\$14,938	236 Units	23.90 %	
Homeowner-Rehab Unit	\$7,344	\$15,040		\$20,675	268 Units	27.20 %	
TBRA Unit	\$3,342	\$3,906		\$3,216	301 Units	30.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynn MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.1 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	51.4	44.1	85.1	47.6	Single/Non-Elderly:	45.8	22.0	13.4	14.3
Black/African American:	16.8	18.2	8.6	0.0	Elderly:	8.4	0.4	57.1	9.5
Asian:	1.7	10.6	0.4	0.0	Related/Single Parent:	27.4	38.1	11.6	57.1
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	8.4	31.4	14.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	10.1	8.1	3.4	19.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.6	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	3.0	1.5	0.0					
ETHNICITY:									
Hispanic	29.6	24.2	4.5	52.4					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	59.2	13.1	44.8	23.8	Section 8:	15.6	1.7 [#]		
2 Persons:	22.3	19.5	29.1	19.0	HOME TBRA:	1.1			
3 Persons:	14.0	23.3	10.4	38.1	Other:	68.7			
4 Persons:	3.4	25.8	8.6	14.3	No Assistance:	14.5			
5 Persons:	1.1	11.9	4.9	4.8					
6 Persons:	0.0	5.1	1.5	0.0					
7 Persons:	0.0	1.3	0.4	0.0					
8 or more Persons:	0.0	0.0	0.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynn State: MA Group Rank: 78
 (Percentile)
 State Rank: 7 / 19 PJs Overall Rank: 78
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	87.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.64	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.9	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

